

# Federal Emergency Management Agency

---

## A

Abundance of caution.....	19
Acquisition.....	31
Actual cash value .....	23, 41
Administrative sanctions .....	48
Agricultural lending.....	25
Assessments .....	42
Assignment of policy .....	34

## B

Base flood elevation.....	6
Buildings in the course of construction .....	25

## C

Calculating coverage .....	23
Chattel mortgage .....	26
Civil liability .....	49
Coastal Barrier Resources Act .....	17
COBRA.....	17, 47
Coinurance .....	41
Commercial loans.....	36
Community Rating System .....	6
Compendium.....	45
Condominium associations .....	40
Contents coverage .....	26
Contested determinations.....	15
Conventional loans.....	17
Cooperative associations.....	42
Coverages and exclusions .....	19
Covered loan .....	22

## D

Declarations page .....	41
Deductible .....	24
Department of Veterans Affairs .....	22
Determination fee.....	11
Determination Review Coordinator.....	13
Determinations .....	11
Determining location of a structure.....	10
Difference in conditions.....	47
Direct side servicing agent.....	30
Disaster assistance.....	4, 17
Duplication.....	41
Dwelling Policy .....	41

## E

Emergency Program.....	6
Escrow exclusions .....	36
Escrow requirements .....	34
Expiration Notice .....	31

## F

Fannie Mae .....	4, 17, 21, 43, 44
Federal agencies .....	18, 20, 22

Federal agency lenders.....	3, 19, 22
Federal Financial Institutions Examination	

Council .....

Federal Home Loan Mortgage Corporation .....	see Freddie Mac
--	-----------------

Federal Housing Administration (FHA) .....	17, 22
Federal National Mortgage Association .....	see Fannie Mae

Federal Register.....	10, 13
Federally regulated lenders .....	19, 20

Fees .....	13
------------	----

Fee ownership.....	42
FFIEC.....	see Federal Financial Institutions

Examination Council

FHA .....	see Federal Housing Administration
-----------	------------------------------------

FHBM .....	see Flood Hazard Boundary Map
------------	-------------------------------

Finance charge .....	13
----------------------	----

Financial assistance .....	17
----------------------------	----

FIRM.....	see Flood Insurance Rate Map
-----------	------------------------------

Flood Disaster Protection Act of 1973 .....	2
---	---

Flood Hazard Boundary Map .....	5, 6
---------------------------------	------

Flood Insurance Manual .....	22, 40
------------------------------	--------

Flood Insurance Rate Map .....	5, 6, 23
--------------------------------	----------

Flood maps .....	6
------------------	---

Flood zone determination companies .....	11, 45
--	--------

Force placement.....	36
----------------------	----

Freddie Mac.....	4, 17, 21, 43, 44
------------------	-------------------

## G

General Property Policy .....	23, 42
Government National Mortgage Association (Ginnie Mae) .....	21

Government-Sponsored Enterprises (GSEs).....	4, 19, 21, 44
--	---------------

Guarantees.....	11, 32
-----------------	--------

## H

High-value land .....	24
Home equity .....	27, 37

HUD Good Faith Estimate .....	12
-------------------------------	----

HUD-1 Settlement statement.....	12
---------------------------------	----

## I

Implied private cause of action.....	49
Improved real estate.....	1, 22

Ineligible structures .....	17
-----------------------------	----

Initial purchase .....	33
------------------------	----

Insurance-to-value provisions. ....	41
-------------------------------------	----

Inventory .....	26
-----------------	----

## J

Junior lienholder.....	28
------------------------	----

## Mandatory Purchase of Flood Insurance Guidelines

---

### L

Land loan only.....	24
Land not insurable .....	22
Letter of Map Amendment (LOMA) .....	8
Letter of Map Revision (LOMR) .....	8
Life-of-loan.....	11, 12, 36
Limits available .....	22
Line of credit .....	27
Loan activity .....	43
Loan transfer or purchase.....	43
Low-value structure .....	24

### M

Manufactured home .....	26
Map availability .....	9
Map changes.....	45
Map issues .....	8
Map Service Center.....	10
Merger.....	31
Mobile homes .....	25
Mortgage brokers.....	46
Mortgage Portfolio Protection Program (MPPP). 38	

### N

National Flood Insurance Program.....	1
National Flood Insurance Reform Act of 1994.....	3
National Flood Mitigation Fund.....	49
New construction .....	25
Nonconforming loan lenders .....	47
Non-fee interest .....	42
Nonparticipating communities .....	16, 17, 47
Notice requirements .....	4, 17, 28, 29
Expiration Notice .....	31
Notice to Borrower form.....	16
Notice of Special Flood Hazard and Availability of Federal Disaster Relief Assistance .....	28
Notification of Change of Servicer.....	30

### P

Participating communities.....	5
Payment.....	13
Penalties .....	49
Periodic reviews.....	45
Personal property .....	26
Policy limits.....	41
Portfolio review.....	44
Preemption .....	37
Preferred Risk Policy.....	5
Previous determination .....	11, 32
Private flood insurance.....	39, 47
Private mortgage lenders.....	20

### R

RCBAP .....	<i>see</i> Residential Condominium Building Association Policy
Real Estate Settlement Procedures Act (RESPA) .....	26, 34
Recreational vehicle .....	26
Refinancing.....	19, 21
Regulated lending institutions .....	20
Regulation Z .....	12
Regulators .....	3
Regulatory examinations .....	48
Regulatory penalties .....	49
Regulatory sanctions .....	48
Remapping.....	9, 45
Replacement cost value .....	24, 41
Residential Condominium Building Association Policy .....	24, 39, 40
RESPA.. <i>see</i> Real Estate Settlement Procedures Act	
Restricted Coverage Areas.....	16
Review request .....	13

### S

Safety and soundness.....	45
Second mortgages .....	27, 37
Secondary market.....	43
Service corporations .....	21
Servicers .....	44, 46
SFHA .....	<i>see</i> Special Flood Hazard Area
SFHDF.....	<i>see</i> Standard Flood Hazard Determination Form
Small Business Administration (SBA).....	22
Small loan exception .....	28
Small loan exemption.....	39
Special Flood Hazard Area (SFHA).....	1, 7
Stafford Act.....	17
Standard Flood Hazard Determination Form.....	10, 14, 32

State-owned property.....	39
Subscription service .....	45
Subsidiaries.....	21, 46
Surcharge.....	6
Surplus lines insurer.....	47
Suspended communities .....	6

### T

Table funding.....	45
Third-party vendor .....	10
Timeshares.....	42
Tripwires .....	5, 43
Truth in Lending Act .....	12

## **Federal Emergency Management Agency**

---

### ***U***

- Underinsurance ..... 26, 27
- Underwriting restrictions ..... 18
- Unregulated mortgage bankers ..... 20
- Unregulated private financial institutions ..... 20

### ***V***

- Veterans Administration (VA) ..... 17, 22
- Value of the property ..... 23
- Violations ..... 18, 49
- Voluntary escrowing ..... 36

### ***W***

- Waiting Period (WYO) ..... 33
  - 30-day waiting period ..... 33, 37
    - Exceptions ..... 33, 34
  - 45-day waiting period ..... 37, 47
- Write Your Own Program ..... 2
- WYO insurers ..... 30

### ***Z***

- Zones (Flood zones for mapping and rating purposes) ..... 7